

THE JOHN SINGLETON MOSBY MUSEUM FOUNDATION

BRENTMOOR
THE SPILMAN-MOSBY HOUSE

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July 8, 2003

Mr. Randy Wheeler
Deputy County Administrator
40 Culpeper Street
Warrenton, Virginia 20186

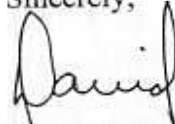
Dear Randy,

I am writing on behalf of the John Singleton Mosby Museum Foundation Board of Directors to formally request the use of a single office in the recently vacated Parks and Recreation building on Culpeper Street. Currently we are occupying rent free space out on the bypass, but it unfortunately is not meeting our needs.

We would only need this space for approximately one year, until the new Warrenton/Fauquier Visitor Center is completed on the Mosby property. To have our office in Old Town located near my office and the project would be a big benefit to our operation.

I appreciate the consideration of the Board of Supervisors for this request and please do not hesitate to call me if you or the Board have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "David", with a stylized flourish at the end.

David A. Noi

EXECUTIVE SUMMARY

SUMMARY OF RECOMMENDED IMPROVEMENTS

Exterior:

- Significant rehabilitation of the trim and siding
- New roof
- New gutters and downspouts
- Paint entire exterior

Interior:

- Paint entire interior
- Moderate wall patching
- Refinish floors
- Provide ADA accessible door hardware
- Existing electrical system is adequate, new lighting
- Existing HVAC system is functional, replace boiler

Recommended Demolition: Due to floor height changes and toilet clearances, it is anticipated that this part of the building will not adequately serve the building's restroom needs. Nor is it large enough to serve as offices. It is recommended that this addition be demolished and the building be returned to its original appearance in this area. The 1970s addition is shoddy construction. The second floor presents a floor height difference from the main building that will be difficult to overcome from an ADA accessibility standpoint. Additionally, the siding is suspected to contain asbestos. For these reasons, it is recommended that this addition be demolished and the main building be returned to its original appearance in this area.

ADA Accessibility and Life-Safety: The building is not fully ADA accessible. There are multiple changes in floor elevation where the 1954 addition and the 1970s addition were added. If a substantial change in use occurs (i.e. from offices to library), significant ADA and life-safety upgrades will likely be required, including adding an elevator, enclosed stair, and ADA accessible toilets. Depending on the anticipated use and the local code official's interpretation, a second enclosed stair may need to be provided as well.

Structural: The main building rests on stone foundation/basement walls. These walls are generally deteriorated and the mortar is in need of pointing and repair. Drainage around the foundation is poor, and it is causing the siding to rot and the basement to leak. As a result of their age and framing method, the floor joists are experiencing serious cracking. Refer to photograph 22. Detailed testing should be performed to determine if this foundation and floor system can continue to

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SUMMARY OF OPINION OF PROBABLE COST

The following probable cost summary is based on bidding the work indicated in this report in the summer of 2004. Actual project costs will vary at the time of construction due to uncontrollable market factors.

<i>Repair and Upgrade Main Building (excludes 1954 and 1970s additions)</i>	\$340,899.00
<i>Elevator, Stair, & Toilet Addition</i> <i>(includes demolition of 1954 and 1970s additions)</i>	\$148,334.00
<i>Reinforce First Floor Structure</i>	\$12,074.00
<i>Second Stair Addition</i>	\$11,998.00
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TOTAL	\$513,305.00

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ADA Accessibility: The building is not fully ADA accessible. As long as the work done to the facility is repair work, a major ADA upgrade may not be required. Legal counsel should be consulted before committing to such a decision. In any event, several things can be done to make the facility more ADA accessible. The doors should all be retrofitted with ADA accessible hardware and the floor in the kitchen should be raised to the same level as the rest of the building.

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The following probable cost summary is based on bidding the work indicated in this report in the summer of 2004. Actual project costs will vary at the time of construction due to uncontrollable market factors.

TOTAL \$224,911.00

